Development Management – Delegated Officer Report

Application Number: AWDM/1671/23 Recommendation: APPROVE

Site: 10 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Installation of solar panels on the second floor terrace and second floor roof.

Date of Site Visit: use of google maps

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a large detached dwelling on the south side of Old Fort Road. The rear of the dwelling is visible from the beach with terraces and balconies and the front elevation is visible in Old Fort Road.

Consent is sought for the installation of solar panels to the main roof and on the second floor terrace. The panels are tilted and project above the roof they are sited on in both cases.

Representations: - none received

Consultations: -

Adur and Worthing Council's - Private Sector Housing: - No comment

Public Health: - No comment

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. The proposed solar panels provide renewable energy which is promoted within the Local Plan and NPPF.

Visual amenity

The proposed solar panels will be visible within the street scene and from the beach. However neither project above the highest point of the roof. They will not be overly prominent features and will not be out of keeping in this case. There are other examples of solar panels on properties along Old Fort Road. The eclectic mix of dwelling style allows for such variation without any harm in this case.

Residential amenity

The solar panels will be visible from adjacent dwellings however within the context of the existing building will not have any adverse impact.. There will be no loss of light or overbearing impact. No harm will be caused and the proposed solar panels can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 2nd January 2023

Authorised by: Peter Barnett Date: 2 January 2023